

64 Maldon Road, Danbury, Chelmsford, Essex, CM3 4QL



**For Sale/To Let**  
**High Specification**  
**Offices with Parking**  
**Suitable for a Variety**  
**of Uses STPP**

**1,151 Sq. Ft.**  
**(107 Sq. M.)**

- **Guide Price £400,000 / £19,500 Per Annum**
- Constructed to a High Standard in 2017
- Ground Source Heat Pump & Air Conditioning
- Convenient Access to the A12
- WC and Kitchenette Facilities
- May be Suitable for Alternative Uses (S.T.P.P.)
- Internal Viewing Highly Recommended

**EC**

- Most Active Agent Essex 2019 & 2020
- Most Active Agent Suffolk 2020
- Dealmaker of the Year Essex 2019 & 2020
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# Details

## Location

The property is located on Maldon Road (A414) in the village of Danbury. Danbury is well located being approximately 3 miles from Junction 18 of the A12 and 6 miles from Chelmsford City centre. Chelmsford mainline station provides frequent services to London Liverpool Street with an approximate journey time of approximately 35 minutes.

## Description

This attractive office building was constructed in 2017 to a high specification. The property has been finished in a modern design and is ready for immediate occupation. The accommodation is split over ground and first floor and benefits from air conditioning throughout, raised floors, suspended ceiling, laminate flooring and LED lighting. The modern office furniture is available subject to separate negotiation.

Externally the property benefits from a secure gated driveway which has four marked car parking spaces. There is space for additional vehicles if double parked.

## Accommodation

Ground Floor:	688 Sq. Ft.	(64 Sq. M.)
First Floor:	462 Sq. Ft.	(43 Sq. M.)
Total Area:	1,151 Sq. Ft.	(107 Sq. M.)

## Planning

Planning consent was granted in June 2016 to "Demolish existing office building and replace with two storey purpose built office building with associated car parking" under application 16/00391/FUL.

## Services

We understand the property is connected to mains water, drainage and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## Local Authority

Chelmsford City Council  
T. 01245 606 826

## Energy Rating

B - 27.

## Business Rates

Rateable Value: £16,250  
Rates Payable (2020/21): £7,978 pa approx.

## Title

Freehold - EX929414

## Terms

Offers are invited in the region of £400,000 for the freehold interest.

Alternatively the property is available to let on a new full repairing and insuring lease for a term to be agreed. The quoting rent is £19,500 per annum.

## VAT

We understand the property is elected to VAT.

## Legal Costs

Each party to bear their own legal costs incurred in this transaction.

## Viewing

Strictly by prior appointment with the sole agent:

## Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

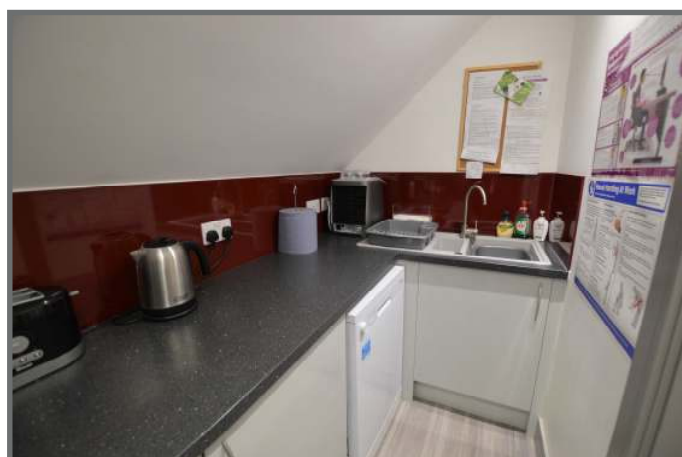
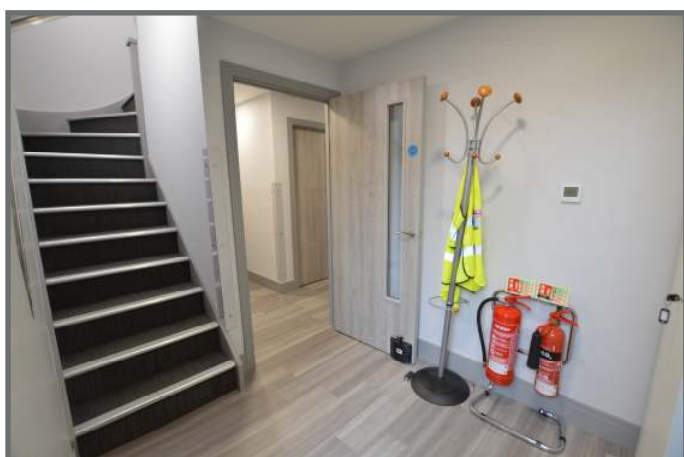
**01245 261226**

**fennwright.co.uk**

**James Wright** jw@fennwright.co.uk

**John Logan** jdl@fennwright.co.uk

## Floorplan for Illustration Purposes Only







For further information call

**01245 261226**

or visit [fennwright.co.uk](http://fennwright.co.uk)

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